

# Solberg Airport

## Township's Long Standing Goals

- Preservation of the Airport
- Maintaining the airport in its current configuration.
- Preservation of the 650 acres of Open Space surrounding the airport

# Public process, to date

- Public meeting, August 22, 2005
- Negotiations with Solberg Aviation
  - 6 negotiation sessions over a 5 month period
  - Between September 9, 2005 and January 2, 2006
- Public information meeting on January 17
- February 6<sup>th</sup> Township Committee authorizing appraisal of property

# Where are negotiations today?

Township's position: Offering \$22 million and...

- Solberg's retain the airport as it exists today
  - Airport to be preserved
  - Existing runways are not to be lengthened
  - Hangar space to be increased from 30,000sq. ft. to 150,000 sq. ft.
- Township acquires and preserves 650 acres open space
  - Open Space around the airport is permanently preserved.
  - Cost, up to \$22 million to be reimbursed with State Open Space Grants
  - Both the airport and the site's considerable natural resources are protected.

# Solberg position:

- **Airport allowed to expand:**
  - 5,000' paved primary runway
  - 3,700' paved crosswind runway
  - 500,000 sq. ft. of hangar/office space
  - Restrictions on noise and nighttime operations
  - Future expansion limited per 1999 Airport Layout Plan
- **Remaining Open Space is preserved:**
  - Solberg offers sale of development rights on open space not developed by expansion
  - Solberg asks \$36 million for development rights and restrictions

# Moving toward more productive negotiations

- Township needs accurate and up to date information, including updated appraisals
- Township needs to have money available to make offer on possible range of options

# Why bond for \$22 million?

- \$22 million is a “not to exceed” amount
- Readington’s recent offer to Solberg’s for:
  - 650 acres of open space lands
  - Development rights on 76 acre of airport lands
- DOT’s 2004 offer to the Solberg Aviation for the Airport on 744 acres of land

# Why buy the open space and not the airport?

- The Solberg Family's preference is to retain the airport
- Readington's goals can be accomplished by:
  - Preserving the 650 acres of open space around the airport
  - Purchasing a development easement on the 76 acre airport

# Open Space Funding Options

- **Green Acres**
  - Direct State Acquisition, 100% of value
  - Municipal Grants Program, 50% of value
- **New Jersey Environmental Infra Structure Trust**
  - Low interest loan; 75% of value as interest free loan
- **County Open Space Trust Fund**
  - 20% cost share on qualifying projects

# Are Open Space Funds Available?

- **Garden Space Preservation Trust**
  - Constitutionally dedicated money approved by NJ voters in 1998 for Open Space purposes
  - \$1.7 billion already appropriated, fiscal years 2000–2006
  - \$304,784,000 currently available for new projects for the fiscal years 2007–2009
- **Federal Clean Water Act**
  - Provides for interest free loans, through the NJ Environmental Infrastructure Trust, for land preservation projects protecting water quality
- **County Open Space Trust Fund**
  - Money raised by a voter approved dedicated tax of .03/\$100 collected by Hunterdon County over the next five years

# Tax Impact On Average Homeowner

- Tax impact on \$400,000 home, Open Space funding:
  - \$60 per year, long-term bonding
    - With anticipated Green Acres grants
    - With low interest loans available through NJ Environmental Infrastructure Trust
- Worst Case Scenario, average home, no Open Space funding:
  - \$55/year for first three years, short term notes
  - \$165 per year, after four years, long term bonding
    - Assumes \$22 million dollars, 20 year loan at 4.5%

# By what authority does the FAA have control over airports?

- Federal Aviation Act of 1958, amended 1968
- 1979 Aviation Safety and Noise Abatement Act
- Airport and Airway Improvement Act of 1982
- Airport Noise and Capacity Act of 1990

# By what authority does the State of New Jersey have control of airports?

- The State Aviation Act entrusts “Supervision of Aeronautics” to the Commissioner of Transportation.
- The NJ Airport Safety and Zoning Act and the NJ Airport Safety Act, both of 1983, broadened the Commissioners powers.

# What authority do host municipalities have over airports

- Local governmental control of airports can be limited by FAA and State regulations
- FAA does not allow discrimination among types of aircraft on licensed runways if FAA grant funds have been received by the airport
- A runway length of 4,000 feet can safely accommodate certain business jet traffic

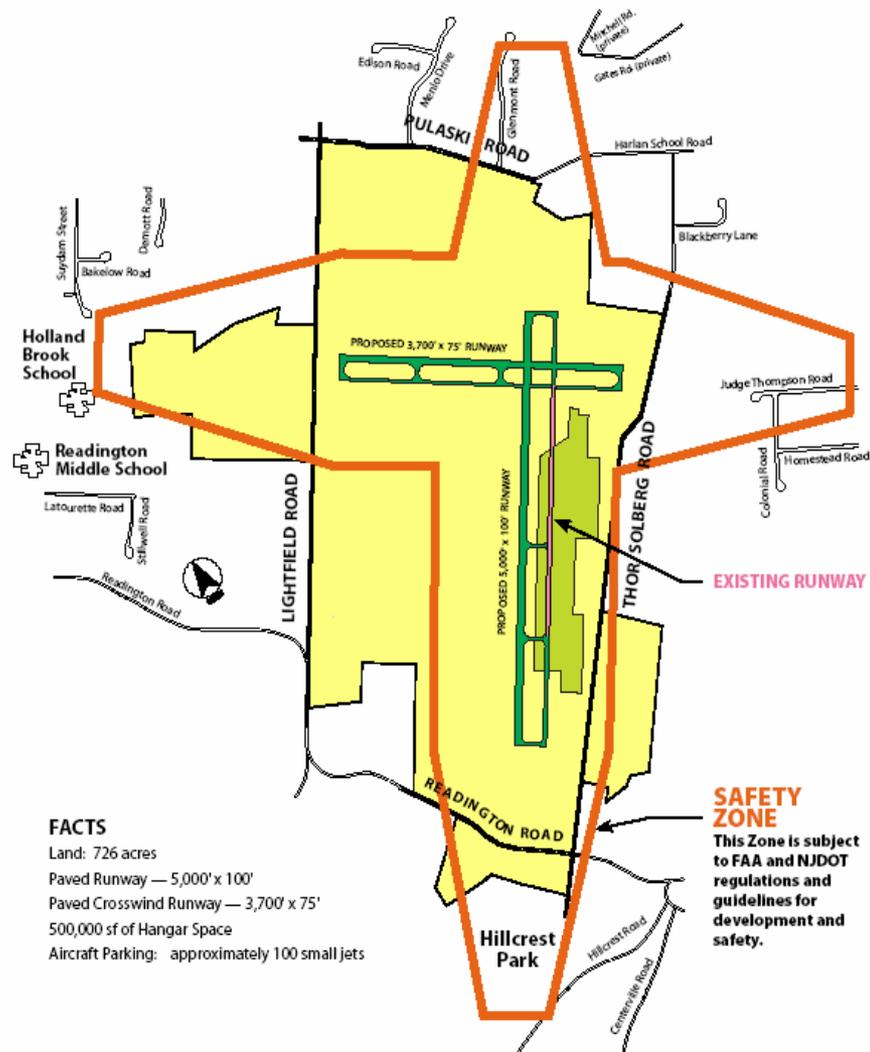
# Other Issues of Concern

- Polling
- Misinformation out in the public
- Township Web site will hold all public information distributed by Township
- Questions online will be answered by consultants or public officials

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# Safety Zone for Solberg Airport Expansion Plan



**FACTS**  
 Land: 726 acres  
 Paved Runway — 5,000' x 100'  
 Paved Crosswind Runway — 3,700' x 75'  
 500,000 sf of Hangar Space  
 Aircraft Parking: approximately 100 small jets

**SAFETY ZONE**  
 This Zone is subject to FAA and NJDOT regulations and guidelines for development and safety.